

**To:** Kattan, Sheri (DEQ)[Sheri.Kattan@deq.virginia.gov]  
**Cc:** Martinsen, Jessica[Martinsen.Jessica@epa.gov]; Traver, Carrie[Traver.Carrie@epa.gov]; Kube, Peter R CIV USARMY CENAO (US)[Peter.R.Kube@usace.army.mil]  
**From:** Cotnoir, Audrey L CIV USARMY CENAO (US)  
**Sent:** Fri 12/16/2016 3:18:40 PM  
**Subject:** RE: SPGP and ESA coordination for Elbow Road Farm Field Development (JPA#16-1737)

Sheri-

The Corps concurs with EPA's appreciation that Tri-City Properties, LLC is proposing an alternative to the 47.1 acre wetland fill previously proposed for the 53.8 acre development along Centerville Road on a portion of the 428-acre property. We requested Tri-City Properties, LLC to consider this alternative in our letter of May 16, 2016.

We understand DEQ is working with the applicant and agent to clarify the project plans regarding upland buffers, footprint of unavoidable wetland impacts, and land disturbance in the irregularly-shaped open space area, and we support DEQ's efforts in this regard.

The Corps consulted with the Virginia Department of Historic Resources, per Section 106 of the NHPA and in compliance with our SPGP PA, and received concurrence with our "No Historic Properties Affected" (No Effect) determination via email today.

The Corps has no further comments on this permit application. Thank you,

Audrey L. Cotnoir  
Environmental Scientist  
Eastern Virginia Regulatory Section  
Great Bridge Reservation  
2509 Reservation Road  
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The Norfolk District is committed to providing the highest level of support to the public. In order for us to better serve you, we would appreciate you completing our Customer Satisfaction Survey located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete the survey.

-----Original Message-----

From: Traver, Carrie [mailto:Traver.Carrie@epa.gov]  
Sent: Thursday, December 01, 2016 2:43 PM  
To: Kattan, Sheri (DEQ) <Sheri.Kattan@deq.virginia.gov>  
Cc: Cotnoir, Audrey L CIV USARMY CENAO (US) <Audrey.L.Cotnoir@usace.army.mil>; Martinsen, Jessica <martinsen.jessica@epa.gov>  
Subject: [EXTERNAL] RE: SPGP and ESA coordination for Elbow Road Farm Field Development (JPA#16-1737)

Dear Sheri,

EPA has reviewed the JPA for the proposed Elbow Road residential development. We concur with the comments in your Additional Information letter dated November 9, 2016. The JPA indicates that no wetland impacts will occur from the proposed project, however, the plan provided does not clearly show that all direct and secondary impacts will be avoided. EPA recommends that the development plans and application clearly demonstrate that all impacts to the wetlands on and adjacent to the site will be avoided

as proposed.

EPA appreciates that Tri-City Properties, LLC is proposing an alternative that does not propose impacts to wetlands on 110-acres of the approximately 428-acre tract. We recognize that Tri-City Properties is pursuing the least environmentally practicable alternative for the site, as we had requested most recently in our March 11, 2016 and April 4, 2016 letters. As indicated in those letters, EPA had concerns regarding the extensive 47.1 acre wetland fill proposed for the 53.8 acre development in a portion of the property along Centerville Road. The proposal to use the Elbow Road parcels provides a larger development area with minimal impacts to aquatic resources.

Thank you,

Carrie

Carrie Traver  
USEPA Region 3  
Office of Environmental Programs  
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From: Kattan, Sheri (DEQ) [mailto:Sheri.Kattan@deq.virginia.gov]  
Sent: Thursday, November 17, 2016 1:16 PM  
To: Traver, Carrie <Traver.Carrie@epa.gov>; Kubico, Stephanie <Kubico.Stephanie@epa.gov>  
Subject: SPGP and ESA coordination for Elbow Road Farm Field Development (JPA#16-1737)

Carrie and Stephanie,

I just sent you the SPGP and ESA coordination for the Elbow Road Farm Field Residential Development (JPA# 16-1737) via VITASHARE. However, I forgot to upload the self-certification letter, so I've attached it here. Sorry for the oversight!

Sheri Kattan

Team Leader/Project Manager

Virginia Water Protection Permit Program

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